

State of New York
County of Fulton
Town of Caroga

Minutes of a Caroga Town Board work session held Tuesday August 26, 2008 at the municipal building located at 1840 State Highway #10 at 7:00 pm with the following persons in attendance.

Supervisor Kane - Here
Councilman Ralph Palcovic - Here
Councilman Robert Sprung - Here
Council Member Valerie Scribner - Here
Councilman Robert Sullivan - Here

There was one member of the public in attendance. William Van Gorder of Mang Insurance and Patrice McMahon of Nathan Littauer Hospital both addressed the board.

Mr. Van Gorder of Mang Insurance reviewed all aspects of the NYMIR 2008-2009 insurance policy with the board. Last week Mr. Van Gorder conducted an inventory of town equipment used on the golf course, at the highway department, and for the weed-harvesting program. Several items were identified and placed on the inventory.

RESOLUTION to bind insurance policy with Mang Insurance #2008-072

Offered by Councilman Palcovic Seconded by Council Member Scribner

WHEREAS, the Caroga Town Board held a work session on Tuesday August 26, 2008, and

WHEREAS, the board met with William Van Gorder of Mang Insurance 47 East Main Street Johnstown NY 12095 to review the town's policy, and

WHEREAS, the policy was updated to include an up to date inventory of equipment, which will increase the premium, by \$1254.00, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to renew the annual policy with Mang Insurance effective tonight.

Unanimously Adopted

RESOLUTION to add an Extended Employment Practices Liability Endorsement to the town's insurance policy #2008-073

Offered by Councilman Palcovic Seconded by Council Member Scribner

WHEREAS, the Caroga Town Board held a work session on Tuesday August 26, 2008, and

WHEREAS, the board met with William Van Gorder of Mang Insurance 47 East Main Street Johnstown NY 12095 who discussed the optional Extended Employment Practices Liability Endorsement coverage for an additional \$215.00 per year which would attach onto the public officials policy, and

WHEREAS, it would enhance and expand the coverage as it pertains to an injunctive relief type of claim, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move add Extended Employment Practices Liability to the policy with Mang Insurance for an additional \$215.00 a year.

Unanimously Adopted

It was noted that when the pavilion is completed Mr. Van Gorder would need a construction value of the building and other details on the park for insurance purposes.

At 7:47 pm Patrice McMahon and the board discussed the proposed construction of a new municipal building. Supervisor Kane noted that currently the clinic does not pay any rent. The town covers the heat, electricity, cleaning, and snow removal for the facility. Supervisor Kane suggested a monthly rent of \$500.00 for the clinic.

The clinic has a goal of 200 visits per month. They do have a doctor visit the facility regularly. Ms. McMahon asked if the new facility would have an emergency power source. When the power does go off refrigerated vaccines are in jeopardy. She will give the board an answer right away. It is budget time now. Councilman Palcovic asked if she knew of any Department of Health grants. Ms. McMahon will see if any are available.

She stated that the clinic “has not enjoyed the kind of promotion up here that we’ve gotten in other areas from the municipalities when we went in.” Comments were made by a previous supervisor, which were upsetting. Supervisor Kane stated that this board is 100 % behind the clinic. The board assured Ms. McMahon that the town was supportive of the clinic. The clinic information is printed in the town directory and their cards are on the counter with phone numbers and hours available. It was noted that there is a pending affiliation with Dr. Jack Glenn and St. Mary’s Hospital. The clinic could not continue to see Dr. Glenn’s patients after there is that affiliation with a competitor.

Supervisor Kane and the board reviewed a preliminary floor plan for a new town hall. The board discussed moving the golf course facility into the proposed structure. Per the current contract the town has to supply energy and space for the carts. Mr. Jennings prefers to remain at his current location. The current building just needs to have the roof fixed and the bathrooms updated. Council Member Scribner thought parking would be better at the new site. Additional parking for the golf course will be available once the old highway office is torn down. A capitol renovation project fund could be started. The board was in favor of an equipment replacement schedule for the golf course.

RESOLUTION to remove the golf course sq footage from preliminary plan #2007-074

Offered by Councilman Sprung

Seconded by Councilman Sullivan

WHEREAS, the Caroga Town Board held a work session on Tuesday August 26, 2008, and

WHEREAS, the board discussed the preliminary floor plan of the Caroga Municipal Office building, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to remove the proposed square footage for the golf course from the proposed plan.

Unanimously approved

It was noted that the clinic area needs to be expanded by 350 sq feet per Department of Health. The board wanted the architect at CT Male to accommodate this change. Mike Heberer suggested buying another 14 x 24 building to store the tables and chairs used by the seniors and church group. The snow blower and lawnmower and gasoline should be stored in a separate building anyway. Fuel cannot be stored in the utility area.

The clerk noted that the proposed records room is only 97 sq ft., the current area is 146 sq ft. also room for growth should be planned. There are maps currently stored in other parts of the building, which, should be in the records room. Mr. Heberer checked and domestic water cannot be in the records room, heat can. The clerk suggested sitting down with everyone as a whole so that the plan works for everybody. Councilman Palcovic was opposed to input from the public arena. Council Member Scribner wondered if the North Bush Church could use the new school for their roast beef supper. Councilman Palcovic stated, "We are not building this to accommodate the roast beef supper. If it works for them it's fine."

Supervisor Kane announced that the church has requested use of the building for two suppers, one in the spring, and one in the fall. Some of board members were in favor of having the church use the new school for their supper. Council Member Scribner thought the summer recreation program should use the new school if it is raining. Supervisor Kane noted that everything in the existing kitchen could be accommodated in the new kitchen. It was thought that the two large coolers would not be moved.

The clerk asked about a common fax, copier, and supply room. The board wanted the architect to find space for this area.

Councilman Sprung asked where the cost projection figures to repair the existing town hall as done by CT Male were. Councilman Sullivan stated that part of what CT Male was to do for the town was to give the board materials to justify, to the public, a new structure vs. renovating the current one. Pictures of the rotting joists should be included in those materials. It was noted that this building needs more than just putting a trussed roof over the flat roof. Supervisor Kane quoted the cost for the roof repair - \$248,975.00, structural repair – \$139,104.00, asbestos abatement - \$148,500.00, for a total of \$536,579.00. There isn't a dollar amount that addresses the water infiltration in the cellar, or the end of the building that has cracked from the footing moving. The building also needs to be more energy efficient. Councilman Palcovic hopes that this information will be electronically presentable.

The supervisor was given three estimates to build a new municipal building. The economy version estimated cost to build a 2 x 6 construction, concrete floor, vinyl siding over ½ plywood, vinyl windows with sheet rock walls with wood sills and apron. The rooms would have suspended ceilings and carpet on the floor. The cost would be \$150.00 a sq ft. or – \$900,000.00 as the proposed building is planned now.

Councilman Sprung estimated that the cost for all of the renovations would be \$150,000.00 away from the proposed cost of a new building. In a few years that figure would be made up in energy savings.

Councilman Palcovic asked if the vent could be shut off for the winter preventing heat loss. The board stated that the mold smell would return to the building.

The board was unsure of what part CT Male would play in presenting the information to the public. The board wanted to have data sheets and pictures in some kind of format.

The clerk noted that currently she has 305 sq ft of office space. It is important to have a separate are away from the public to handle money. She thought the safe should not be visible to the general public. The records room is currently 143 sq ft. - the proposed plan calls for an area of 97 sq ft.

The board set another work session for Tuesday September 2, 2008 at 7:00pm.

Council Member Scribner noted that the clerk had input on the proposed plans, she hoped that all other departments were satisfied with the plan. Councilman Palcovic “I would like to think Mike has communicated some of this to the rest of the staff.” Councilman Sullivan wanted to discuss the copy/ paper storage room next week.

At 8:35 pm Councilman Sprung made a motion to enter into an executive session to discuss a personnel issue. Councilman Sullivan seconded the motion. At 8:43 pm Councilman Sprung made a motion to exit from the executive session, Councilman Palcovic seconded the motion.

There were no actions taken as a result of the executive session.

The Clerk relayed to the board that Senator Farley’s Office had called about the status of the alienation legislation. The governor has until Friday September 5, 2008 to sign the bill. The supervisor’s secretary will draw up a letter to send to the governor as soon as possible.

RESOLUTION to continue with the alienation process **#2008-075**

Offered by Councilman Palcovic

Seconded by Council Member Scribner

WHEREAS, the Caroga Town Board held a work session on Tuesday August 26, 2008, and

WHEREAS, the board was informed of the status of the legislation to alienate certain lands as parklands in the Town of Caroga, and

WHEREAS, the board discussed the importance of carrying on with the alienation process, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to support the governors signing of the bill S5288-B and A7813-B as written which is on his desk for signing.

Unanimously approved

Respectfully Submitted,

Linda M. Gilbert – RMC
Town Clerk